

THE HARVARD LONGWOOD CAMPUS MASTER PLAN

SUMMARY

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The Harvard Longwood Campus Master Plan provides an overview of the facilities-related projects planned over the next ten years. The Harvard Longwood Campus (HLC) includes the Harvard Medical School (HMS), Dental School (HSDM) and School of Public Health (HSPH). The focus of proposed development is the east portion of the Harvard Longwood Campus, referred to as the East Quadrangle. The Master Plan focuses on those areas and facilities which will require attention, both for the Campus and its context. The plan includes studies and proposed mitigation measures for questions of environmental impact, transportation networks, and parking issues that the changes address. It also outlines benefits to the Mission Hill neighborhood and how these improvements will contribute to the community. The Master Plan raises vital institutional issues, and, because of the urban context into which the Medical Campus is set, also addresses unique planning considerations.

Harvard has long been dedicated to excellence in research and teaching. Presently, the facilities exist in technologically obsolete buildings and insufficient space. In order to support the schools' research and educational requirements, a number of improvements need to occur. The Medical School and School of Public Health envision a two phase, ten year program with seven facilities slated for improvements, renovations and additions. These alterations will not only improve the quality of life for student and faculty; they will also assist in maintaining Harvard's reputation for excellence, and contribute to the urban fabric and campus environment.

The seven projects itemized below are in two 2-5 year phases. Following that is a list of urban design considerations which will govern the planning and design of these improvements.

Programmatic Considerations**PHASE I: 1989 - 1995**

1. Vanderbilt Hall Renovations. Primarily interior renovations.
2. Building D-2 Upgrading and Expansion. 8,000 square feet of updated laboratory space will be added on as a sixth floor, and will also link the D-2 wing and D-1 wing together.
3. East Quadrangle Research Facility. This facility is a very important addition to the program. At 170,000 gross square feet, this new building will house three major research programs which require interdisciplinary flexibility: Genetics, Virology and Immunology, and Neurology. The building will be located on the site of the present parking lot east of Building D, and will require demolition of 21,500 square feet of existing space. To compensate for the loss of parking (and increasing numbers of faculty and staff), underground parking is proposed in both Phase I and Phase II. Construction will begin in June 1990, and be completed mid-1992.
4. Phase I Underground Parking will at least double the present parking capacity.
5. School of Public Health Building II Expansion and Upgrading. A three-story vertical addition totalling 48,000 s.f. with 10,000 s.f. of renovation. The addition will provide specialized research laboratories for virology research, and support the growth of the Cancer Biology Department.

PHASE II: 1995-2000

1. School of Public Health Building I Addition. This addition will wrap around the existing building and provide 112,000 square feet of upgraded facilities. It will also link all three School of Public Health buildings, providing accessibility to all departments.
2. East Quadrangle will become the second quadrangle on the Longwood Campus, providing much needed open space. It is scheduled for the end of the Master Plan sequence (once other facilities are complete), and phased in conjunction with the second phase of underground parking.

Urban Design Considerations

As an academic community, the Harvard Longwood Campus is arranged around quadrangles and courtyards. Each building is simultaneously part of an ensemble of buildings and spaces and an independent, often distinguished edifice. The nature of the campus signifies introspection and inward focus. Alternately, urban fabric is composed of a network of streets, building edges and public realms, structured in blocks. A potentially interesting quality of the Medical School's campus is its immersion in the city, creating an overlap of systems. This overlap is sometimes successful, often not. Each new addition must enhance both the idea of campus--defined and sheltered--and that of urban context--open and continuous. Presently, Longwood Avenue partially exhibits this fragile balance between campus and context, and must continue to be developed carefully. Huntington Avenue still suffers from a separation of these realms, and needs to take cues from the successful areas on Longwood.

PHASE I: 1989-1995

Below is a summary of how the proposed programmatic improvements to the Longwood Campus will impact the urban fabric.

1. Vanderbilt Hall. No great impact: Primarily interior renovation.
2. New East Quad Research Facility: Will read as an extension to Building D, therefore respond sympathetically to it. The East facade will face onto the future Quadrangle, and can begin to form the eventual character of the new Quad and its surrounding buildings.
3. Underground Parking: This offers a vast environmental improvement over the present on grade, unsightly parking facilities.
4. Building D-2 Expansion and Renovation: No significant impact.
5. School of Public Health Building no. 2 Addition: The three-story addition will be compatible in scale and appearance to building 1. It will attempt to create a more harmonious presence for the School of Public Health.
6. East Quadrangle Site Improvements: This space needs to be reconsidered for pedestrians. It can become a true public open space or court with appropriate landscaping, facade improvements and pathways.

PHASE II: 1995-2000

1. SPH Building will further define the spatial character of the East Quad.
2. Existing Dental School Buildings: To be removed, which widens the East Quad.
3. Underground Parking expanded and service access moved to Huntington Avenue: This will considerably ease the traffic on Longwood Avenue.
4. East Quadrangle Improvements Completed: Final improvements will evolve in response to prior improvements and subsequent needs.



VANDERBILT HALL RENOVATIONS

Background

Vanderbilt Hall, located at the intersection of Longwood Avenue and Avenue Louis Pasteur, is the dormitory for Harvard Medical School students. The structure, built in 1927, features a curved facade echoed by the similar design of the former Boston Lying-In Hospital, and thus creates a unique and handsome urban setting. The abutters are Children's Hospital, Boston English High School, and Brigham and Women's Hospital.

Scope of the Project

The project includes the replacement of most building systems, compliance with building, safety, and access codes, and renovation of most interior spaces. The exterior of the building had been previously renovated and there will be no exterior alterations visible from the streets. Interior renovation will create an additional 30 dormitory rooms.

Schedule

Construction commenced in June, 1989 and completion is expected in August, 1990. The building will be unoccupied and temporary housing arrangements have been made for the students.

Approvals

All approvals and permits for this project have been received, including community, Boston Redevelopment Authority, Zoning Board of Appeal, and Inspection Services Department.

Attach: Schedule

33:95



EAST QUADRANGLE RESEARCH FACILITY

Background

The Harvard Medical School proposes to build a new research laboratory to consolidate several Harvard affiliated research groups. This new project will provide new, state-of-the-art biomedical research laboratories so that the researchers can better concentrate and coordinate their efforts to find cures to major diseases.

Scope

The project includes a new laboratory building of approximately 170,000 gross square feet, including related animal facilities together with an underground parking facility for approximately 270 cars.

Schedule

Construction is scheduled to start December, 1989 and to be completed mid-summer 1992.

Approvals

To obtain a building permit later this year, the Zoning Board of Appeal public hearing will take place in November, following community, Boston Redevelopment Authority (BRA), and Transportation Department review. A Project Notification Form, Draft Project Impact Report and the second draft of the Harvard Longwood Master Plan have been submitted to the BRA. The project will generate a Development Impact Project payment of approximately \$400,000 dollars.

Attach: Schedule

33:96



BUILDING D-2 RENOVATION

Background

Building D, one of the five original buildings on the main campus quadrangle, will undergo renovation of its D-2 wing which faces Longwood Avenue. The renovation is necessary due to the age of the building and the need to provide space for a new chairman of the Pathology Department.

Scope

In addition to interior alterations and new mechanical systems, the windows will be replaced and the exterior walls repaired. Part of these improvements entail adding a sixth floor to the D-2 wing. This will be treated as a penthouse story and detailed to same level as the penthouse addition to Building C, diagonally across the quadrangle.

Schedule

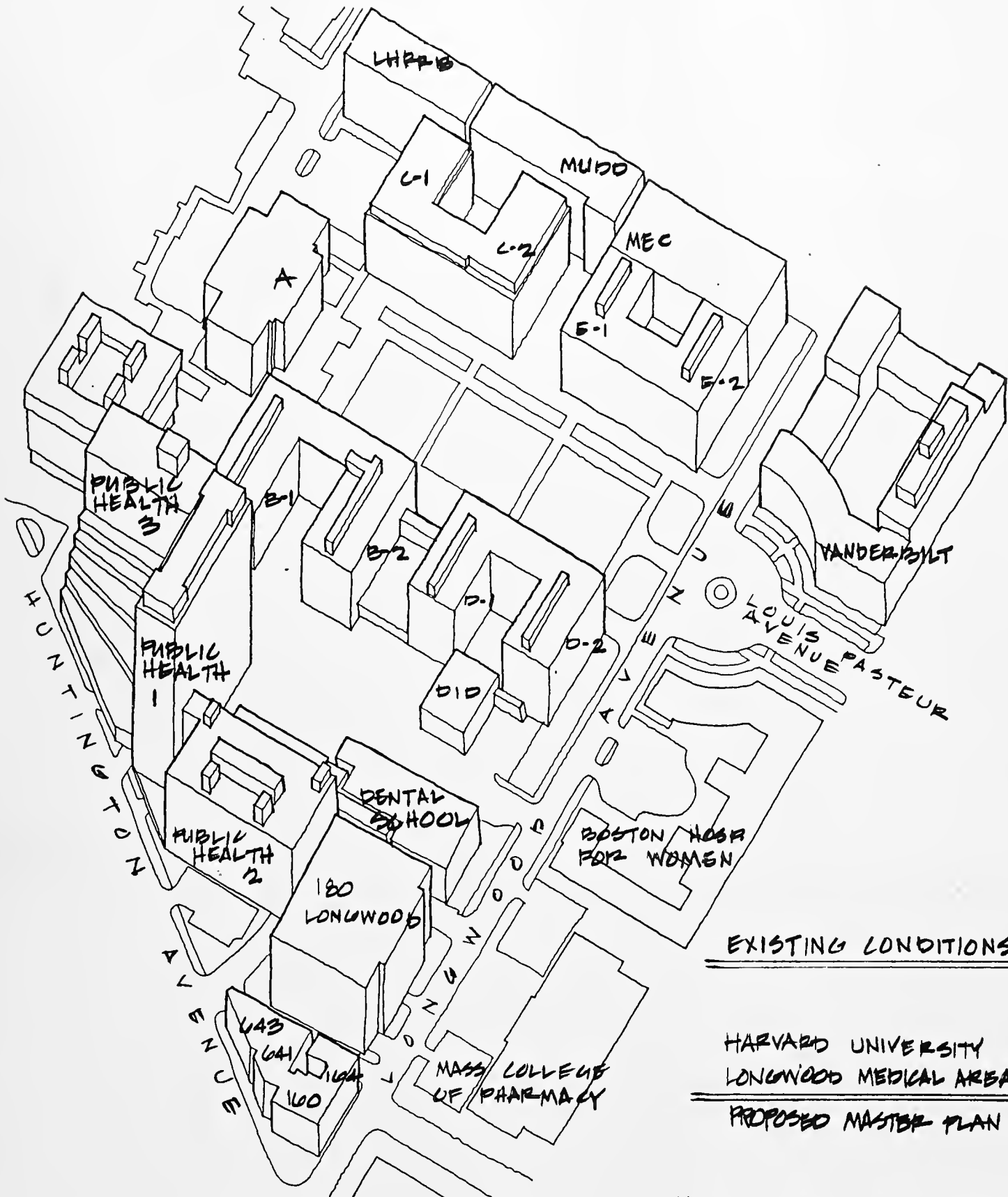
Construction is scheduled to start February, 1990 and to be completed in one year.

Approvals

To obtain a building permit in February, review of this project will adhere to the East Quadrangle Research Facility schedule with a Zoning Board of Appeal public hearing in November following community, Boston Redevelopment Authority and Boston Transportation Department Review. A building permit application was submitted in early June.

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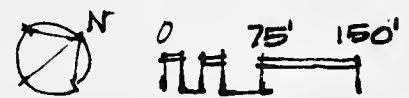
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EXISTING CONDITIONS

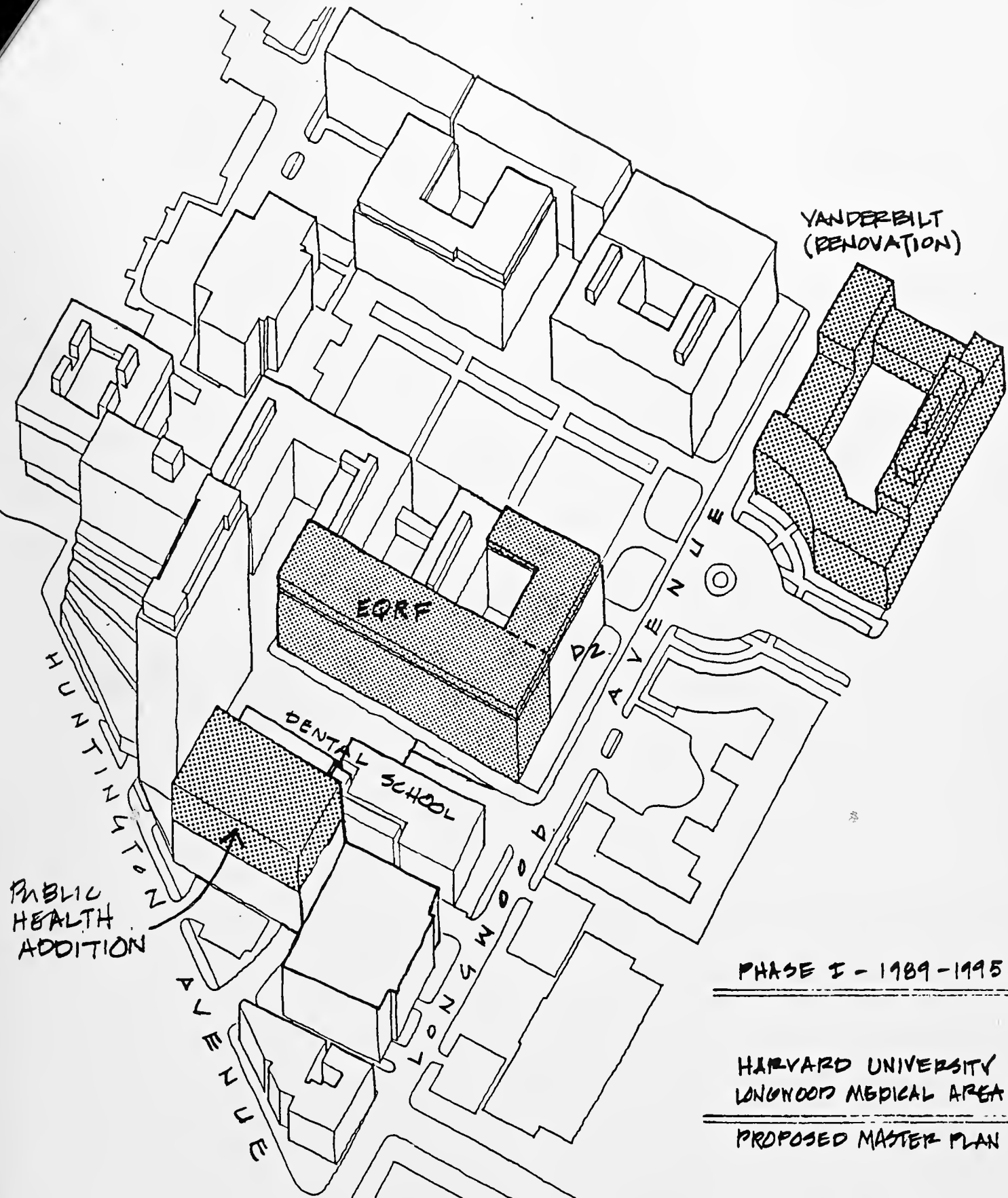
HARVARD UNIVERSITY
LONGWOOD MEDICAL AREA

PROPOSED MASTER PLAN



2

EXHIBIT



PHASE I - 1989-1995

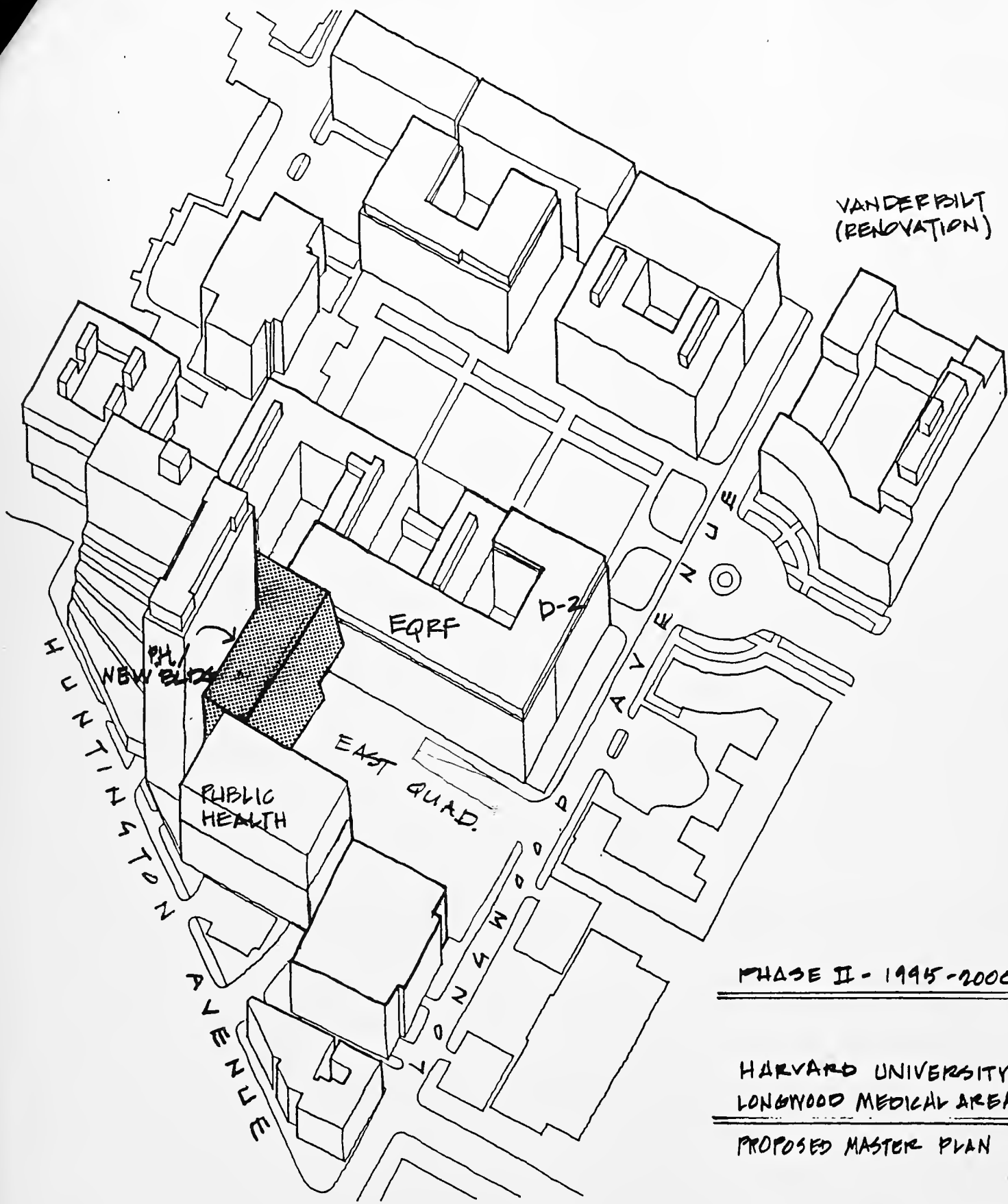
HARVARD UNIVERSITY
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PROPOSED MASTER PLAN



4

EXHIBIT



VANDERBILT
(RENOVATION)

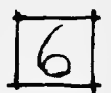
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PUBLIC
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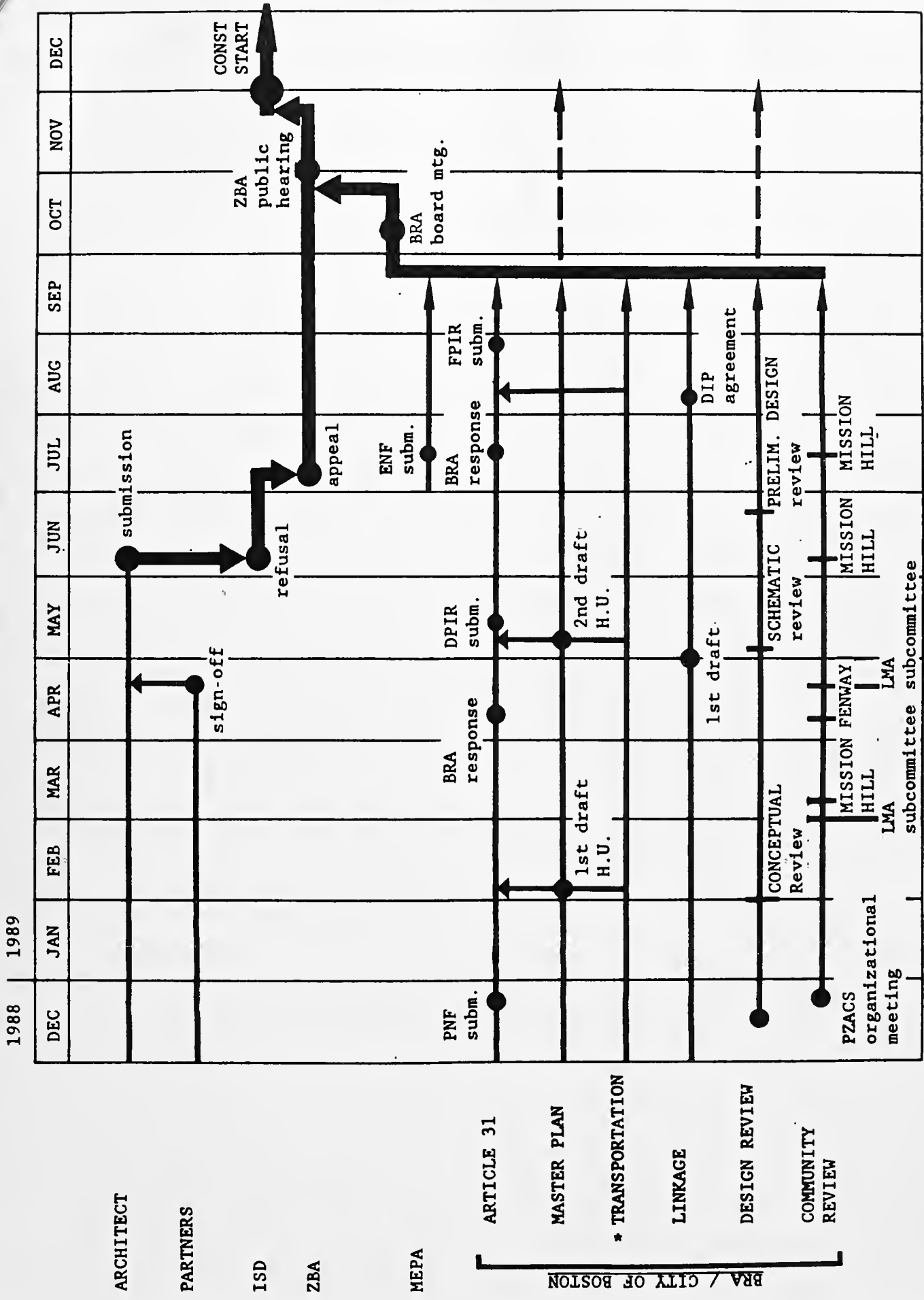
PHASE II - 1995-2000

HARVARD UNIVERSITY
LONGWOOD MEDICAL AREA
PROPOSED MASTER PLAN



EXHIBIT

HARVARD MEDICAL SCHOOL
EAST QUAD RESEARCH FACILITY
Approval Process



*Includes approval of interim parking plan by BRA and BTD

